

## **MINUTES**

### **Delaware Stadium Corporation Board of Directors Meeting July 26, 2017**

#### **Board Members in Attendance**

Tom McGonigle, Chairman

Steven C. Taylor

Michael Morton

Jeff Young

John Casey

Harriet Smith Windsor

Bud Freel

Kevin Kelley

RRM Carpenter III

Doug Denison

Bill Winters (via telephone)

#### **Staff**

Joseph J. McDonald, Executive Director

Kevin A. Guerke, Counsel

#### **Guests**

Andrew Layman, Wilmington Blue Rocks

#### **I. Call to Order**

A quorum being present, Chairman McGonigle called the meeting to order at 11:06 a.m.

#### **II. Minutes of the Previous Meeting (Oct. 17, 2016)**

Chairman McGonigle introduced minutes from the previous meeting for consideration. Without objection, the minutes were accepted as submitted.

#### **III. Executive Session – Personnel Matter**

Mr. Kelly moved to convene an executive session pursuant to *29 Del. Code § 10004*, seconded by Mr. Casey and unanimously carried.

Open session resumed at 11:18 a.m.

Mr. Kelley moved to extend Mr. McDonald's contract for two years, with additional language to discuss renewal of the contract at the conclusion of the two-year extension, seconded by Mr. Morton and unanimously carried.

#### **IV. New Business**

##### **Global Parking Report**

Mr. McDonald indicated that regular payments are being received and that the arrangement has been positive thus far.

### **Parking Lease Proposal**

Chairman McGonigle recused himself from this discussion item to avoid a conflict of interest or the appearance of such a conflict, as his law firm represents one of the interested parties.

Mr. Young explained a proposal put forth by Riverfront Hotel LLC to lease up to 60 spaces 50 times each year for three years at a rate of \$1,200 per month. The spaces would be located in Lot A and would be used infrequently as valet parking for the future hotel. The leased spaces would not be made available on game days and all events at Frawley Stadium would take precedence. Discussion ensued. Mr. McDonald agreed to work in close coordination with the parking lessee regarding scheduling.

Mr. Casey moved to authorize Mr. Young and Mr. Guerke to finalize the lease agreement with terms as presented, seconded by Mr. Kelley and unanimously carried, Chairman McGonigle recused.

### **Blue Rock Report**

Mr. Layman reported that game attendance has been steady, and that recent changes in the Blue Rocks front office are working out well. Resurfacing of the concourse has resulted in fewer slip-and-falls, he said, and additional areas of the concourse will be resurfaced in the off season.

### **DelDOT Update**

Chairman McGonigle shared the most recent DelDOT plans for work related to its riverfront bridge project. He noted that the DSC has received official notice of eminent domain takings that DelDOT intends to pursue, which will result in approximately \$1.9 million in payments to the DSC – funds that would support future improvements at the stadium. Though parking spaces will be lost, planned improvements including additional sidewalks will likely result in an improved traffic flow for stadium patrons.

Chairman McGonigle expressed some concern regarding the initial appraisal of stadium land to be taken, but discussions with DelDOT will be ongoing. He also said DelDOT has agreed to work with the stadium's contractor, Ewing Cole, to coordinate any stadium work that may make sense to undertake simultaneous to the planned road work.

### **Amendment to Stadium Management Agreement**

Chairman McGonigle explained that, when drafted, the Stadium Management Agreement did not sync up with the renewal period for the Blue Rocks lease agreement. With the management agreement set to expire this year, the

chairman proposed extending it for nine months, which would carry through next season and more closely align with the lease agreement.

Mr. Kelley moved to extend the Stadium Management Agreement by nine months, seconded by Mr. Casey and unanimously carried.

### **High School Fees**

Mr. McDonald explained his plan to adjust the fees charged to high schools for use of the stadium and its amenities, moving to a flat fee of \$250 for 2018 in place of the current rate structure. This amount allows the stadium to break even for the use of the facility.

Mr. Talyor moved to accept Mr. McDonald's revisions to the high school fee schedule, seconded by Mr. Casey and unanimously carried.

### **Softball Purchase**

Mr. McDonald proposed that the DSC purchase softballs in addition to baseballs for youth leagues statewide beginning next season. He estimated that softballs would cost an additional \$5,000 on top of the \$10,000 budgeted for baseballs annually. Favorable discussion ensued.

Chairman McGonigle suggested that Mr. McDonald include the proposal in his draft operating budget for next year.

### **Crown Castle Small Cell Proposal**

Mr. McDonald outlined a proposal submitted by Crown Castle NG East LLC to erect a small cell tower on stadium property in exchange for a \$500 annual lease payment. Similar in size to a utility pole, the tower would be part of a network of similar towers in and around Wilmington funded by wireless carriers and designed to improve service.

Chairman McGonigle asked Mr. McDonald to research the pricing for such a lease and to see if the proposed tower site would be impacted by DelDOT's plans.

### **Board of Directors Plaque**

Mr. McDonald proposed transitioning to a plastic display board listing the names of DSC board members at the stadium. Currently, it costs approximately \$300 to add a new name to the existing bronze plaque. A plastic plaque would cost approximately \$800 to install, with new names added for approximately \$15 each.

Mr. Kelley moved to accept the proposal to install a plastic name plaque, seconded by Mr. Carpenter and unanimously carried.

## **V. Old Business**

**Delaware Sustainable Energy Utility Update**

Chairman McGonigle reported that efforts to secure a loan from the SEU to fund energy efficiency and lighting upgrades have been discontinued. Though the SEU remains interested in working with the DSC, the parties were unable to reach a favorable agreement with the Blue Rocks ownership regarding loan repayment guarantees. However, the chairman reported that the SEU was able to upgrade the stadium's parking lot lights to LED units at no cost to the DSC.

**VI. Adjournment**

Mr. Taylor moved to adjourn at 12:22 p.m., seconded by Mr. Casey and unanimously carried.

Respectfully submitted,  
Doug Denison